

Minutes of the regular meeting of the Board of Local Improvements of the Fox River Water Reclamation District held on Monday, May 15, 2017 at the Administration Building at 1957 North LaFox, South Elgin, Illinois. Present were President Bruce Corn, Vice-President Steven J. Rauschenberger, Clerk-Treasurer Benjamin P. Bernal, Trustee Arthur Malm, and Trustee Gary Hyman.

Staff present included Executive Director Bob Trueblood, Technical Services Director Beth Vogt, Finance Manager Nazer Uddin, Assistant Clerk Kim Narvaiz and Attorney Doug Schefflow.

President Corn called the meeting to order at 9:05 A.M.

APPOINTMENTS FY 2017/2018
BOARD OF LOCAL IMPROVEMENTS

Trustee Rauschenberger made a motion, seconded by Trustee Bernal, to appoint Bruce Corn as President, Benjamin Bernal as Vice President, Gary Hyman as Clerk-Treasurer and Art Malm and Steve Rauschenberger as Trustees to the Board of Local Improvements. Ayes, Trustees Corn, Rauschenberger, Malm, Hyman, Bernal. Nays, none.

ASSISTANT CLERK

Trustee Rauschenberger made a motion, seconded by Trustee Malm, to reappoint Kim Narvaiz as Assistant Clerk for the Board of Local Improvements. Ayes, Trustees Corn, Rauschenberger, Malm, Hyman, Bernal. Nays, none.

ATTORNEY

Trustee Rauschenberger made a motion, seconded by Trustee Bernal, to extend Attorney Schefflow's appointment as attorney for the Board of Local Improvements for one year. Ayes, Trustees Corn, Rauschenberger, Malm, Hyman, Bernal. Nays, none.

APPROVAL OF MINUTES APRIL 24, 2017

Trustee Rauschenberger made a motion, seconded by Trustee Bernal, to approve the minutes of the April 24, 2017 Board of Local Improvements as written. Ayes, Trustees Corn, Rauschenberger, Malm, Bernal, Hyman. Nays, none.

PUBLIC COMMENT

A member of the public in attendance stood and advised the Board he believes the Board should not to waive the Connection Fees for Judson University's dining hall renovation.

OLD BUSINESS

None

NEW BUSINESS

MOTION TO APPROVE – WAIVER OF CONNECTION FEES FOR JUDSON UNIVERSITY- LINDNER COMMONS DINING HALL RENOVATION, 1151 NORTH STATE STREET, ELGIN

Judson University is requesting a waiver of connection fees for the Lindner Commons Dining Hall Renovations. The project is a complete renovation of the dining hall, kitchen, and serving areas. Removal of the existing forty-gallon inside grease trap and installation of a new one thousand gallon outside grease separator has been included.

TSD Vogt explained that the changes to the waiver policy approved by the board are not in effect at this point. Trustee Malm commented that details of the fixture changes were not provided and he would like more information. Trustee Rauschenburger asked if they were exchanging the inside grease separator to be 1000 gallons outside. TSD responded yes that is correct.

Wilbert Friesen from Judson University was present during discussion and pointed out that the renovations were not expanding the building but instead arranging walls for better traffic flow. Mr. Friesen indicated the kitchen would be getting all new equipment and a coffee bar was being added. Mr. Friesen invited all Board members and the public to come and check out the new Dining Hall at Judson University once renovations are complete.

Trustee Rauschenberger made a motion, seconded by Trustee Bernal, that staff be authorized to waive the connection fees for Judson University – Lindner Commons Dining Hall Renovations, 1151 North State Street, Elgin, Illinois. Ayes, Trustees Corn, Rauschenberger, Malm, Hyman, Bernal. Nays, none.

MOTION TO APPROVE – IEPA PERMIT APPLICATION BY CONTINENTAL 368 FUND, LLC FOR THE SPRINGS AT SOUTH ELGIN SUBDIVISION, PHASE II, 1800 STEARNS ROAD, SOUTH ELGIN

Continental 368 Fund, LLC is proposing to construct an additional 13 buildings / 260 apartments on 27.94 acres (Phase I was for 2 buildings / 40 apartments) The project will be located on the north side of Stearns Road and just East of Randall Road. Phase II has an estimated design average P.E. of 572 (57,200 GPD). Including Phases I and II, estimated P.E. totals 707 (70,700 GPD). Flows from the project will be transported to the West WRF and capacity for these flows are available.

Trustee Rauschenberger made a motion, seconded by Trustee Bernal, that the Executive Director be authorized to sign the IEPA permit applications for the Springs at South Elgin

Subdivision Phase II, South Elgin. Ayes, Trustees Corn, Rauschenberger, Malm, Hyman, Bernal. Nays, none.

MOTION TO APPROVE – IEPA PERMIT APPLICATION BY CONTINENTAL 380 FUND, LLC FOR THE SPRINGS AT CANTERFIELD SUBDIVISION, VILLAGE OF WEST DUNDEE

Continental 380 Fund, LLC is proposing to construct a 13 building / 260 unit apartment complex on 23.55 acres. The project will be located on the Northeast corner of Route 31 and Canterfield Road. The project will include construction of 3,171 LF of 8-inch public sanitary sewer, and 1,117 LF of 6- inch sanitary sewer services. The project has an estimated P.E. of 619 with a design average flow of 61,900 GPD. Flows from the development will be transported via FRWRD’s North Interceptor Sewer to the North WRF and capacity for these flows is available.

Trustee Malm asked what staff meant by Budget Implications was to be determined based on review of applicable past intergovernmental agreements. TSD Vogt explained that the existing North interceptor runs north of I-90 to the ridge line in West Dundee. The area between those points is within the FRWRD Facility Planning Area but is not annexed to FRWRD. West Dundee annexed this area to their village but the sewer still remains the District’s sewer line. The district paid 27% of the total cost of the sewer installation up front back when the construction took place in the 80’s as this amount was considered not grant eligible to serve areas within the FRWRD Facility Planning Area.

ED Trueblood mentioned that West Dundee Village Manager thought that the sewer was the property of West Dundee. Trustee Bernal stated that if we are owed the money we should be paid before we allow construction to progress.

After lengthy discussion, Trustee Rauschenberger made a motion, seconded by Trustee Malm, to authorize the Executive Director to sign the IEPA Permit Application by Continental 380 Fund, LLC for The Springs at Canterfield Subdivision, Village of West Dundee only after the District receives a commitment for the payment of the Sewer Capital Recovery Fees. Ayes, Trustees Corn, Rauschenberger, Malm, Hyman, Bernal. Nays, none.

MOTION TO APPROVE – MWRDGC PERMIT NO. 17-049 VILLA OLIVIA MAINTENANCE FACILITY

TSD Vogt reported this Facility is within the MWRDGC Poplar Creek Drainage Basin, and therefore must obtain a Certification by Owner of Waste Treatment Works from FRWRD to obtain an IEPA permit. The project is located at Villa Olivia, 1401 West Lake Street in Bartlett. The project includes abandoning the existing septic system and making a new connection to a six-inch sanitary sewer system. They will also be renovating the existing washroom facilities.

Trustee Malm asked why the document reads on page 7 to see calculations attached but then there are no attachments. Malm stated that he needs to review a completed PE calculation sheet in ensure accuracy and allow approval. Attorney Scheflow mentioned that PE is

determined per connection. Trustee Bernal stated that moving forward staff should make sure we have all attached documents and they include all calculations.

Trustee Rauschenberger made a motion, seconded by Trustee Hyman, that the Executive Director be authorized to sign the Certification by Owner of Waste Treatment Works for Villa Olivia's New Maintenance Facility, MWRDGC Permit No. 17-049. Ayes, Trustees Corn, Rauschenberger, Hyman, Bernal. Nays, Malm.

MOTION TO APPROVE – MWRDGC PERMIT NO. 17-050 DENNY'S RESTAURANT

Similar to the previous agenda item, this project is within the MWRDGC Poplar Creek Drainage Basin, and therefore must obtain a Certification by Owner of Waste Treatment Works from FRWRD to obtain an IEPA permit. This proposed Denny's Restaurant will have an outside 1,000-gallon grease separator. The site is located at the Poplar-Prairie Stone Crossing Shopping Center in the Village of Hoffman Estates with estimated flow addition to the system of 7,900 GPD.

Trustee Bernal made a motion, seconded by Trustee Hyman, that the Executive Director be authorized to sign the Certification by Owner of Waste Treatment Works for Denny's Restaurant, MWRDGC Permit No. 17-050. Ayes, Trustees Corn, Rauschenberger, Malm, Hyman, Bernal. Nays, None.

TECHNICAL SERVICES DIRECTOR'S REPORT

TSD Vogt informed the Board that staff has drafted the requested revisions to resubmit the SUO and ERP to USEPA for approval. The draft is under internal quality review. TSD Vogt also reported that Judson University is planning to expand their existing soccer field and add a track around the outside. JULIE locates were called in associated with borings to be performed. The proposed project would bury additional sewer manholes on two FRWRD owned lines, the North Interceptor Sewer that collects West Dundee flows and the North Trunk Line up to Route 31. Judson has already buried several manholes under their softball field and tennis courts. Most of those projects were not coordinated with FRWRD. FRWRD has an existing easement for the sewers. If these additional manholes are buried, it will become very difficult to perform any sewer cleaning or televising activities in addition to adding more issues if any sewer work needed to be performed. Trustee Malm indicated that with advancing Technology he is not so concerned with covering manholes. He suggested talking to Judson about installing new manholes if they are going to bury existing ones.

Staff will continue to keep the Board informed of additional items as they develop.

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ADJOURN

As there was no additional business, Trustee Bernal made a motion, seconded by Trustee Rauschenberger, to adjourn the meeting at 10:13 A.M. The next meeting is scheduled for 9:00 A.M. Monday, June 12, 2017. Ayes, Trustees Corn, Rauschenberger, Bernal, Malm, Hyman. Nays, none.

Respectfully Submitted

Kim Narvaiz, Assistant Clerk

APPROVED:

Bruce R. Corn, President

Benjamin P. Bernal, Clerk-Treasurer